

BRINSONS



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RETAIL UNIT TO LET

6-8
PONTYGWINDY ROAD
CAERPHILLY, CF83 3AA

- Recently refurbished ground floor retail unit with open plan sales area, kitchenette & WC facilities.
- Total area circa 1,292 sq ft (120 sq m).
- Prime location on one of Caerphilly's main thoroughfares.
- Flexible lease terms available.
- Available immediately.

RENT: £17,500 PER ANNUM EXCLUSIVE

BRINSONS COMMERCIAL

Call 02920 867711 or email caerphilly@brinsons.co.uk to view this property

LOCATION

The property occupies a highly prominent position on Pontygwindy Road, just outside Caerphilly Town Centre. Located within a predominantly residential area, it is well-connected to essential amenities and benefits from its proximity to Caerphilly Train Station, offering convenient links to Cardiff and Newport.

Piccadilly Square, which is located within the immediate vicinity, serves as a busy junction where Pontygwindy Road, Nantgarw Road, and Bedwas Road converge. Adjacent occupiers include The Edge Gym, Domino's Pizza, Vets4Pets, and the Groom Room. Additionally, a new development less than 100 yards from the property will soon house an Enterprise Car Hire facility, further boosting the area's commercial appeal.

DESCRIPTION

The property comprises a ground-floor retail unit, offering a flexible blank canvas for a range of business uses. The unit benefits from a large retail shopfront, which was substantially refurbished in January 2026.

Internally, the property has been re-rendered and repainted throughout, with new skirting boards and a freshly painted floor.

In addition to the main retail space, the property includes extensive ancillary areas, providing ample storage and/or workspace to support day-to-day operations, along with WC facilities for staff and customers.

ACCOMMODATION

From measurements taken from the Valuation Office Agency (VOA), we have calculated the following net floor areas:

Total Net Internal Area: Circa 1,292 sq ft (120 sq m)

SERVICES

We understand that the property benefits from mains electric, water and drainage.

However, we have not tested any of the service installations and prospective occupiers must satisfy themselves independently as to the state and condition of such items prior to the transaction completing.

TERMS

The property is available to let by way of a new lease on terms to be agreed.

IMPORTANT NOTICE

All measurements are approximate and for illustrative purposes only, photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on the basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

Brinsons Ltd for themselves and for the vendors or lessors of this property whose agents we are, given notice that's (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract; (ii) no person in the employment of Brinsons Ltd has any authority to make or give representation or warranty whatever in relation to this property and no prospective purchaser should rely on any statement as being either a representation or warranty.

Brinsons is the trading name of Brinsons Ltd. Registered Office: Eastgate, Market Street, Caerphilly, CF83 1NX. Company Number: 060 30712

RENT/ PRICE

£17,500 per annum exclusive.

EPC

Rating B(39)

BUSINESS RATES

We advise all interested parties should make their own enquires with the Valuation Office Agency and Local Authority in this regard.

VAT

To be advised.

MONEY LAUNDERING

As part of our obligations under the UK Money Laundering Regulations 2017, Brinsons will require any purchaser or tenant to provide proof of identity along with any other supporting documents requested.

ARRANGE A VIEWING

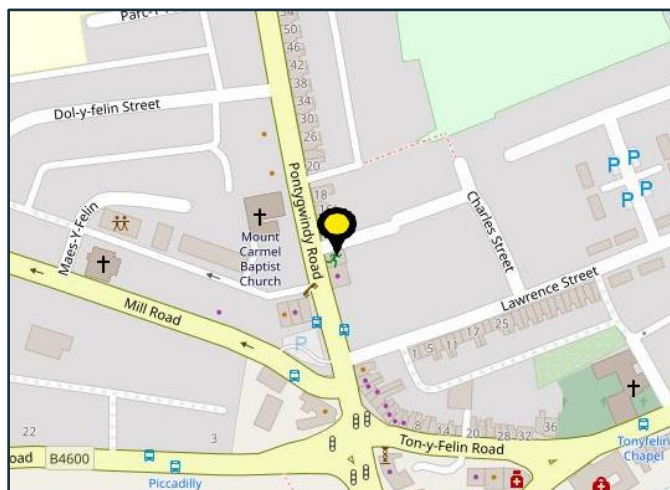
Strictly by appointment with the sole agents:

Brinsons, Eastgate, Market Street
Caerphilly, CF83 1NX

Tel: 02920 867711

Tristan Kugler - tristan.kugler@brinsonspc.co.uk
Joshua Isaac - joshua.isaac@brinsonspc.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY DEC24/2800



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Internal Image



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